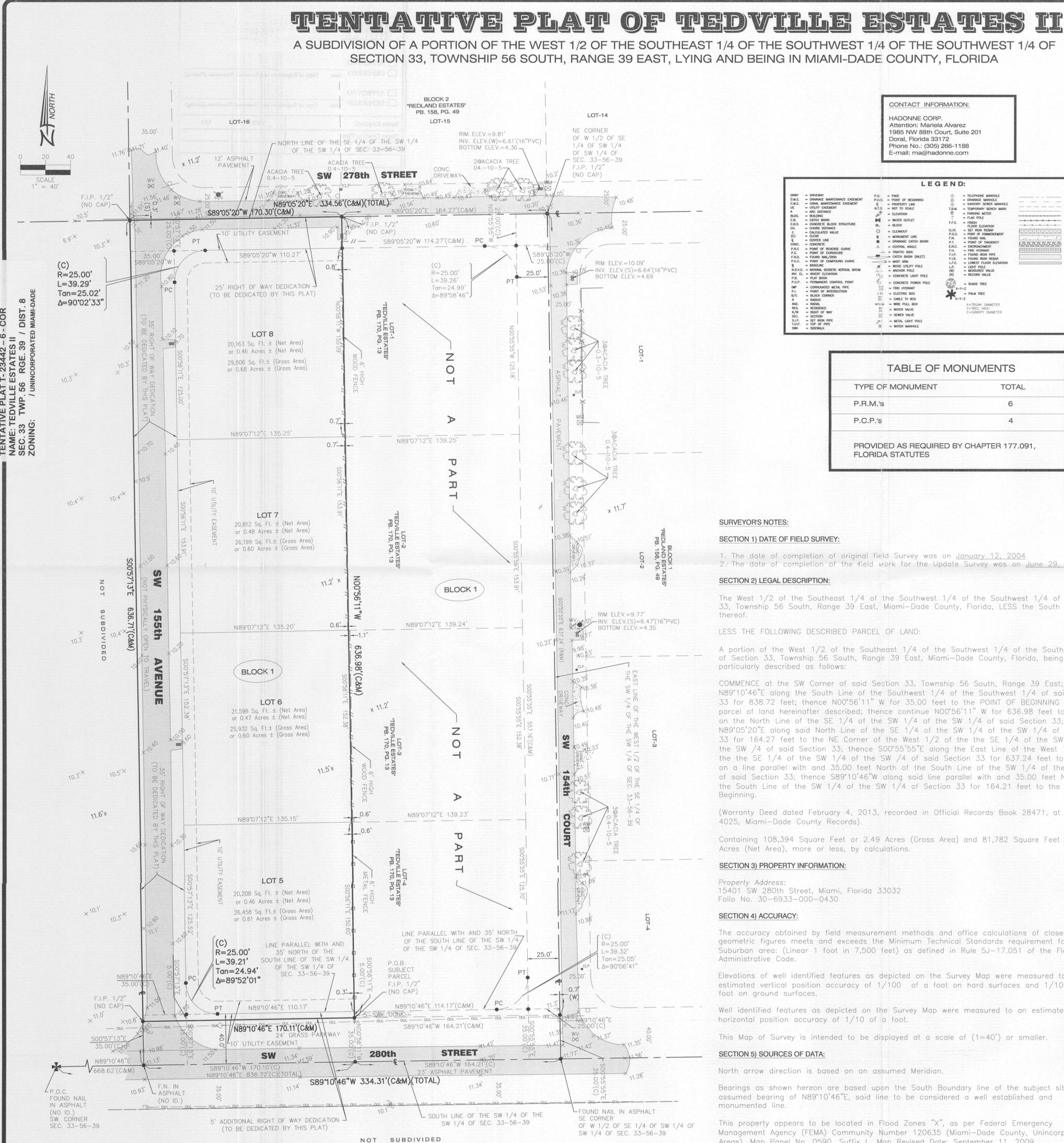
IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: Board of County Commissioners.  FEES: P.W.W.M	Agenda Date: 7/29/20/6 Tentative No.: T- 23442 Received Date:	
Municipality: Miam's Sec.: 33 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.		
1. Name of Proposed Subdivision: Tedville Estates II	Et Walter Deep .	
	Phone:	
2. Owner's Name: SW 280 ST, LLC Address: 9100 S Dade and Blvd #912 City: Miani	State: FL Zip Code: 33 156	
Owner's Email Address: Fdominguez 1985 @ AOL.	COM	
3. Surveyor's Name: Hadonne	Phone: 305-266-1188	
Address: 1985 NW 88 CT #203 city: Donal	State: - Zip Code: 3 3 1 7 2	
Surveyor's Email Address: 9 hadad @ hadonne. C		
4. Folio No(s).: 30-6933-000-0430/		
(1)		
6. Street boundaries: SW 280 ST - SW 278 ST	- SW ISS AVE	
7. Present Zoning: EUS Zoning Hearing No.:		
8. Proposed use of Property: Single Family Res.( Units), Duplex( Units), Apartments( Units), Industrial/Warehouse( Square .Ft.), Business( Sq. Ft.), Office( Sq. Ft.), Restaurant( Sq. Ft. & No. Seats ), Other ( Sq. Ft. & No. of Units )		
NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.  I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.		
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be requi for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. p	rior to the approval of the final plat.	
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082	the intent to mislead a public servant in the performance of his or her duty or FS. 775.083.	
STATE OF FLORIDA) SS: Signature of	11:40	
COUNTY OF MIAMI-DADE)		
BEFORE ME, personally appeared Frederick Dominguez this 8 day of Orlober, 2013 A.D. and (he/ehe) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.		
WITNESS my hand and seal in the County and State last aforesaid this 22 day of October, 2013 A.D.		
Expires 09/05/2016	9/5/2016 EE 206509	
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a statement of additional it	(Commission Expires) (Commission Number) ems you may wish considered.  REV. 2- 11/01/085	



CONTACT INFORMATION: HADONNE CORP. Attention: Mariela Alvarez 1985 NW 88th Court, Suite 201 Doral, Florida 33172 Phone No.: (305) 266-1188 E-mail: ma@hadonne.com



TYPE OF MONUMENT	TOTAL
P.R.M.'s	6
P.C.P.'s	4

## SURVEYOR'S NOTES:

## SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on January 12, 2004 2. The date of completion of the field work for the Update Survey was on June 29, 2016

## SECTION 2) LEGAL DESCRIPTION:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, LESS the South 35 feet

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A portion of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the SW Corner of said Section 33, Township 56 South, Range 39 East; thence N89°10'46"E along the South Line of the Southwest 1/4 of the Southwest 1/4 of said Section 33 for 838.72 feet; thence NO0°56'11" W for 35.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N00°56'11" W for 636.98 feet to a point on the North Line of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 33; thence N89°05'20"E along said North Line of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 33 for 164.27 feet to the NE Corner of the West 1/2 of the the SE 1/4 of the SW 1/4 of the SW /4 of said Section 33; thence S00°55'55"E along the East Line of the West 1/2 of the the SE 1/4 of the SW 1/4 of the SW /4 of said Section 33 for 637.24 feet to a point on a line parallel with and 35.00 feet North of the South Line of the SW 1/4 of the SW 1/4 of said Section 33; thence S89°10'46"W along said line parallel with and 35.00 feet North of the South Line of the SW 1/4 of the SW 1/4 of Section 33 for 164.21 feet to the Point of

(Warranty Deed dated February 4, 2013, recorded in Official Records Book 28471, at Page 4025, Miami-Dade County Records).

Containing 108,394 Square Feet or 2.49 Acres (Gross Area) and 81,782 Square Feet or 1.88 Acres (Net Area), more or less, by calculations.

# SECTION 3) PROPERTY INFORMATION:

Property Address:

15401 SW 280th Street, Miami, Florida 33032 Folio No. 30-6933-000-0430

# SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban area: (Linear 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

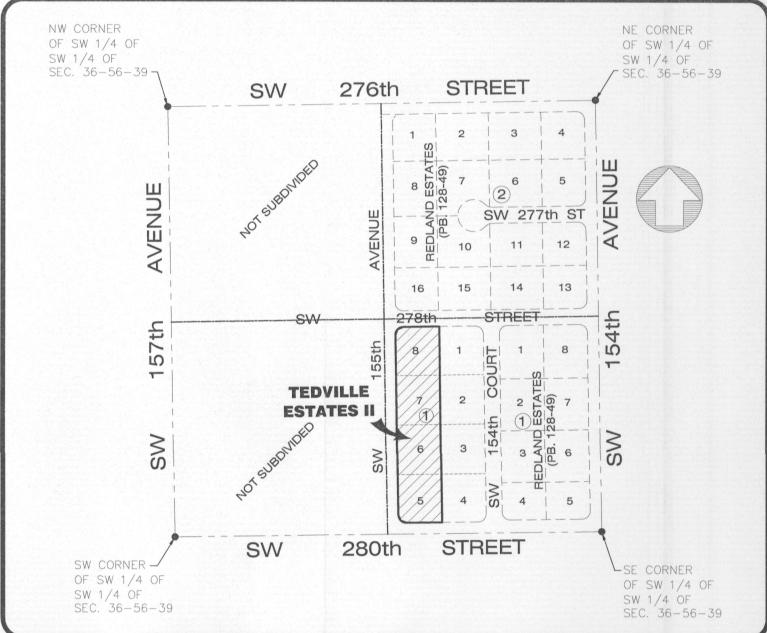
This Map of Survey is intended to be displayed at a scale of (1=40) or smaller.

# SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the South Boundary line of the subject site with an assumed bearing of N89°10'46"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zones "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County, Unincorporated Areas), Map Panel No. 0590, Suffix L, Map Revised Date: September 11, 2009.



## The SW 1/4 of the SW 1/4 of Section 33. Township 56 South, Range 39 East Miami-Dade County, Florida **LOCATION MAP** SCALE 1" = 300'

Township Map for Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division

The subject property falls within Miami-Dade County Flood Criteria 7.0 Feet, more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.

All elevations refer to National Geodetic Vertical Datum of 1929 and a Benchmark provided by Miami-Dade County, Public Works and Waste Management Department.

Benchmark No. BB-13 Elevation =+ 11.35 feet

Description: PK Nail & brass washer in concrete sidewalk located at SW 280th Street and SW 155th Avenue, Miami-Dade County, Florida.

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

# SECTION 7) CLIENT INFORMATION:

This Map of Boundary and Topographic Survey was prepared at the insistence of and certified to:

SW 280 ST LLC Contact: Frederick Dominguez 9100 S. Dadeland Blvd # 912 Miami, Fl., 33156

Phone: 786.319.3272

4. Number of Blocks: 1

## email: fdominguez@aeo.com SECTION 8) DEVELOPMENT INFORMATION:

1. EXISTING ZONING DESIGNATION: EU-S (Estate Use, Single Family 25,000 Square Feet) 2. Land Use: Vacant, Unprotected 3. Number of Lots: 4

# SECTION 9) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company

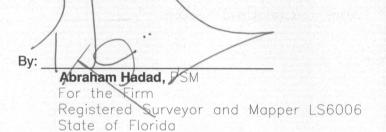
TELEPHONE: AT & T POTABLE WATER: Miami Dade Water and Sewer Department

# SECTION 10) SURVEYOR'S CERTIFICATE:

SANITARY SEWER: Septic Tank

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE Corp., a Florida Corporation Florida Certificate of Authorization Number LB7097



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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REVISIONS

01-15-14 ADD FPL EASEMEN